077.0	0001	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,246,900 /	1,246,900
					USE VALUE:	1,246,900 /	1,246,900
					ASSESSED:	1,246,900 /	1,246,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
416		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHOPRA GAUTAM
Owner 2:	SIRACUSA TAMAR E & PHYLLIS B
Owner 3:	TRS/ PHYLLIS B SIRACUSA 2021
Street 1:	416 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THOMSON TY M /TRUSTEE -
Owner 2:	THOMSON FAMILY REVOCABLE TRUST -
Street 1:	416 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .361 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Brick Veneer Exterior and 3098 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15724.000	736,200	5,100	505,600	1,246,900
Total Card	0.361	736,200	5,100	505,600	1,246,900
Total Parcel	0.361	736,200	5,100	505,600	1,246,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.49 | /Parcel: 402.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48629

GIS Ref

GIS Ref

Insp Date 07/29/16

!6392!

PREVIOUS ASSESSMENT

Parcel ID 077.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	736,200	5100	15,724.	505,600	1,246,900		Year end	12/23/2021
2021	101	FV	715,900	5100	15,724.	505,600	1,226,600		Year End Roll	12/10/2020
2020	101	FV	715,700	5100	15,724.	505,600	1,226,400	1,226,400	Year End Roll	12/18/2019
2019	101	FV	523,700	5100	15,724.	505,600	1,034,400	1,034,400	Year End Roll	1/3/2019
2018	101	FV	523,700	5100	15,724.	433,400	962,200	962,200	Year End Roll	12/20/2017
2017	101	FV	523,700	5100	15,724.	404,500	933,300	933,300	Year End Roll	1/3/2017
2016	101	FV	490,700	5100	15,724.	346,700	842,500	842,500	Year End	1/4/2016
2015	101	FV	465,400	5100	15,724.	310,600	781,100	781,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:50:18

LAST REV

Date	Time
06/03/21	12:14:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6392

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMSON TY M /T	77789-339	1	5/17/2021		1,630,000	No	No		
THOMSON TY MATT	66056-585		9/10/2015	Convenience	1	No	No		Heather Thomson dod 11/7/2017
COX KEITH A/JUD	65221-453		4/15/2015	Change>Sale	750,000	No	No		
HINTLIAN TARVIS	44443-230		1/7/2005		684,000	No	No		
	7797-353		8/13/1999	Other		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2017	476	Re-Roof	15,303	C				
4/20/2017	431	Solar Pa	6,893	C				
8/4/2015	1075	Heat App	19,000		8/4/2015			Install two air ha
7/21/2015	989	Renovate	264,000		7/21/2015			Remodel existing 2
7/7/2015	881	Demoliti	6,500		7/7/2016			Demo wall between
11/10/2003	960	Re-Roof	9,000					
9/1/1998	655	Redo Kit	25,000			G6	GR FY06	REM/KITCHEN/WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2016	Inspected	DGM	D Mann
7/21/2016	Left Notice	DGM	D Mann
7/21/2016	Permit Visit	DGM	D Mann
4/25/2016	SQ Returned	EMK	Ellen K
4/13/2009	Meas/Inspect	189	PATRIOT
6/13/2005	MLS	HC	Helen Chinal
11/22/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48629
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15724		Sq. Ft.	Site		0	70.	0.46	4			Med. Tr	-10	Topo	-10			505,607						505,600	

Total AC/HA:	0.36097	Total SF/SM:	15724	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	505,607	Spl Credit		Total:	505,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.07836151
Const Adj.:	1.01514351
Adj $ / SQ:	147.783
Other Features:	148586
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	825376
Depreciation:	89141
Depreciated Total:	736235

COMMENTS

BSMT SINK 3 RMS IN UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

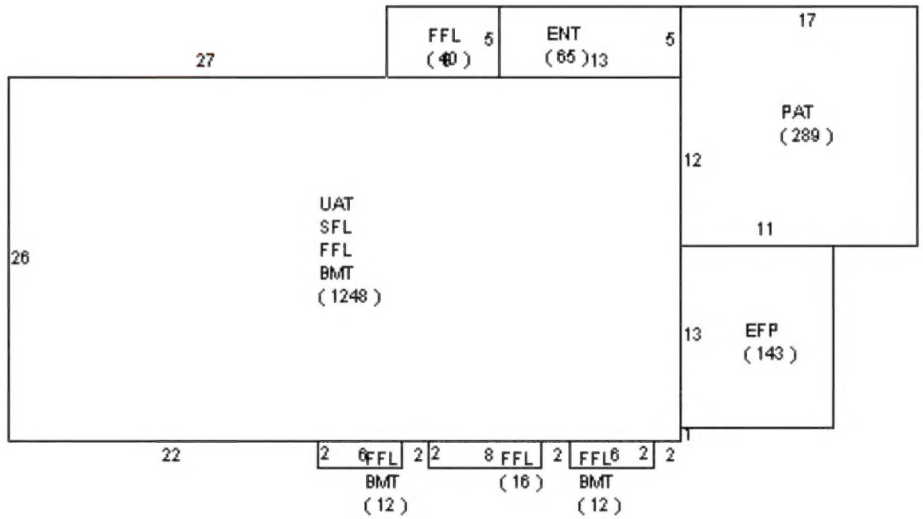
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.55
Special Features:	0	Val/Su Net:	162.44
Final Total:	736200	Val/Su SzAd	300.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,328	147.780	196,256
BMT	Basement	1,272	52.980	67,391
SFL	Second Floor	1,123	147.780	165,990
UAT	Upper Attic	312	105.590	32,944
PAT	Patio	289	3.600	1,041
EFP	Enclos Porch	143	46.960	6,716
ENT	ENTRY	65	25.510	1,658
	Net Sketched Area:	4,532	Total:	471,996
Size Ad	2451.1999	Gross Area	5593	FinArea 3098

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	90				
UAT	100	FLA	85	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 077.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1959	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100